

A well presented two bedroom end terrace property situated in the centre of the popular and quiet village of Tunstall

Rent £875 p.c.m
Ref: R3175/G

9 Green Man Place
Tunstall
Woodbridge
Suffolk
IP12 2HR



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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Location

9 Green Man Place is located close to the centre of the village and is within easy walking distance of the village pub. Tunstall is ideally located for access to other villages such as Snape (2½ miles) with its internationally renowned concert hall, and Orford with its castle (5 miles). The town of Woodbridge is only 7 miles to the South and offers a comprehensive range of shops, businesses, restaurants and recreational facilities including a swimming pool and golf course together with excellent schooling in both the state and public sectors.

Campsea Ashe railway station is only 2½ miles from the property and here there are services direct to London's Liverpool Street station. The County town of Ipswich is approximately 13½ miles from Tunstall.

Ground Floor

The Accommodation

Entering through a partially glazed wooden door into

Entrance Porch

With wall mounted coat hooks, fuse board and door through to

Sitting Room 15' (max) x 13'5 (max) (4.57m x 4.08m)

North. A good size living area with central fireplace housing a single door woodburning stove. Window overlooking front garden. Telephone socket. TV aerial socket and modern electric panel heater.

A door leads to an **understairs cupboard** and a further door leads through to

Kitchen 13'4 x 10'8 (4.06m x 3.25m)

South. Fitted with a good range of base and eye level kitchen units with formica worksurface over inset with a single bowl single drainer stainless steel sink. Integrated Neff single electric oven. Four ring electric hob with extractor hood over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for low level fridge. Modern electric panel heater and double doors leading through to

Conservatory 10'9 x 9'3 (3.27m x 2.81m)

South. An excellent addition to the property with glazing on all sides and double doors leading out to the rear garden.

Stairs from the sitting room lead up to the



First Floor

Landing

With hatch to attic and doors off to

Bedroom One 9'11 x 9'5 (3.02m x 2.87m)

North. A good size double room with modern electric panel heater. Telephone socket and **large walk-in cupboard** fitted with a range of shelving and hanging rails.

Bathroom

Fitted with pedestal wash basin and P-shaped bath with electric shower and shower screen over. Extractor fan.

Separate WC

Fitted with pedestal wash basin and low flush WC. Extractor fan and wall mounted vanity cupboard.

Bedroom Two 13'4 x 7'11 (4.06m x 2.41m)

South. A further good size bedroom with modern electric panel heater and window overlooking rear garden.

Airing Cupboard

Fitted with fully lagged hot water tank and controls and partially slatted wooden shelves.



Outside

To the front of the property there is a good sized area of garden which is mainly laid to grass with a concrete pathway leading up to the front door. The pathway continues around to the side of the property where a high level wooden gate gives access to the rear garden. There is a good sized paved seating area immediately adjoining the conservatory, with the remainder of the garden mainly laid to grass with a sweeping block paved pathway leading to the rear beyond where there are two excellent size wooden clad storage buildings. At the end of the garden gate gives access to the shared parking area where there is allocated parking for two vehicles.

Services Mains electricity, water and drainage connected. Electric heating.

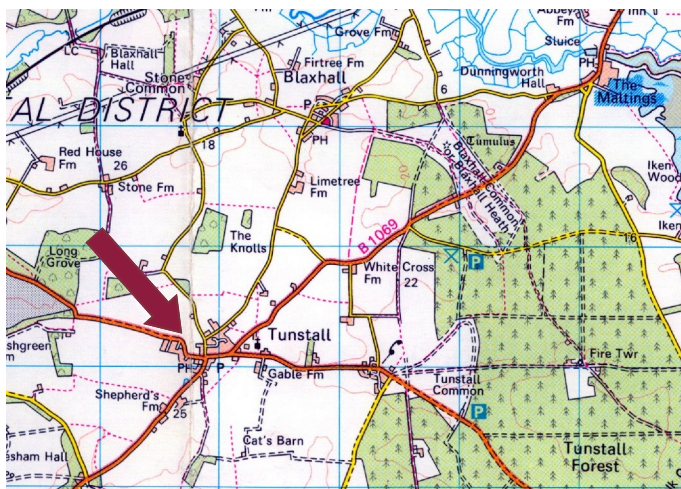
Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band B. 1,540.19 payable 2025/2026

Local Authority East Suffolk Council.

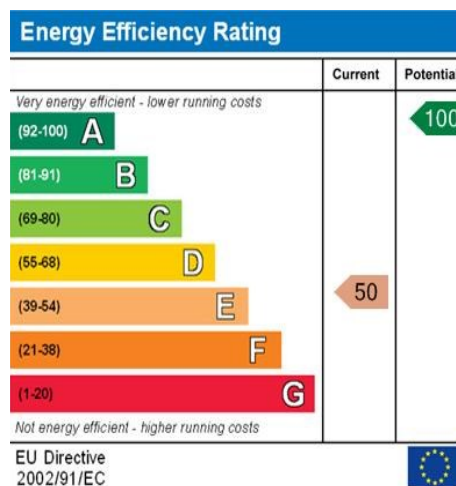
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Directions

From the Agent's office head south along the B1116 towards Wickham Market passing through the villages of Parham and Hacheston. Continue straight over at the roundabout, passing over the A12 and proceed into Campsea Ashe (passing Clarke and Simpson Auction Centre). Continue along this road until reaching Tunstall and Green Man Place will be found on the right hand side as identified by the Clarke and Simpson 'To Let' board.

What3words app: sleeper.flattered.tissue



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If so, our Auction Centre would be pleased to assist — please call 01728 746323.